

**Category: Single Family****LUA09-159 / STEVENS POINT SHORT PLAT****Status: ON HOLD****Submittal Date:** 12/31/2009**Acceptance Date:** 01/11/2010**Associated Land Use Actions** , Environmental (SEPA) Review, Administrative Short Plat**Address:** STEVENS AVENUE NW AT NW 3RD COURT

**Description:** The applicant is requesting Environmental (SEPA) Review and the approval of a Short Plat (Hillside Subdivision) for the subdivision of a 1.39 acre parcel into 6-lots for the eventual development of single-family residences. The site contains areas of steep (regulated) slopes, high landslide hazard, and moderate erosion hazard. Steep slopes are located in the north/central portion of the site with the steepest slope being approximately 130 percent. The proposed project is in the Residential - 8 dwelling units per acre zone and has a proposed density of 5.83 dwelling units per net acre. Lots range in size from 4,500 to 17,429 square feet. Proposed Lots 1 and 2 would be accessed from Stevens Avenue NW, proposed Lot 3 would be accessed from Stevens Avenue NW via a private access easement, and Lots 4, 5, and 6 would be accessed from NW 3rd Court via a private access easement.

8/2/2012 - Final letter sent notifying applicant that the project will be null and void in 6 months (2/2/2013).

**Applicant:** SHIRLEY TODD  
5752 27TH AVENUE E  
SEATTLE WA  
206.261.8206

**Tax ID**

1823059078

**Contact:** JAEGER JAMES  
9419 S 204TH PLACE  
KENT WA  
253.850.0931  
jjjags@aol.com

**Owner:** SHIRLEY TODD A  
5332 S WALLACE ST  
SEATTLE WA

**Planner:** Gerald Wasser

**LUA09-157 / LEISURE ESTATES****Status: APPROVED****Submittal Date:** 12/22/2009**Acceptance Date:** 01/08/2010**Decision Date:** 02/18/2010**Associated Land Use Actions** , Final Mobile Home Park, Prelim Mobile Home Park

**Address:**  
201 UNION AVE SE

**Description:** The applicant is requesting to add 4 new manufactured home spaces to Leisure Estates, located at 201 Union Avenue SE. The subject site is located in the Residential Manufactured Homes (RMH) zone and the Residential Single Family Comprehensive Plan Designation. Leisure Estates currently is 43.4 acres and contains 250 units resulting in an existing density of 5.77 units per acre. After the addition of 4 new units Leisure Estates density would be 5.84 units per acre. All 250 units on the subject site are to remain. Leisure Estates is

**Category: Single Family****LUA09-157 / LEISURE ESTATES****Status: APPROVED**

accessed via Union Avenue SE, although the development contains many internal private streets. The 4 new units would be accessed internally by the extension of Willow Drive, a private street. The applicant would provide utilities including water and sewer lines to the new spaces. There are no critical areas in the project site and 228 trees are to be retained.

**Applicant:** MILLARD ROBERT  
PARK PRESERVATIONS, LLC  
21145 212TH AVE SE  
MAPLE VALLEY, WA  
206-941-5900

**Tax ID**

1623059015

**Contact:** MILLARE, RUSSELL D.  
LEISURE ESTATES, LLC  
24725 230TH WAY SE  
MAPLE VALLEY  
206-941-3000

**Owner:** PARK PRESERVATIONS, LLC  
21145 212TH AVE SE  
MAPLE VALLEY, WA  
206-941-3000

**Planner:** Vanessa Dolbee

**Reviewer:** Arneta Henninger

**LUA09-147 / LOCKWOOD SHORT PLAT****Status: APPROVED**

**Submittal Date:** 11/03/2009

**Acceptance Date:** 12/01/2009

**Decision Date:** 02/08/2010

**Associated Land Use Actions** , Administrative Short Plat

**Address:**

8436 S 134TH ST

**Description:** The applicant is requesting approval of an Administrative Short Plat for the subdivision of a 10,743 square foot (0.25 acre) site into two lots for the eventual development of two detached single family residences. The proposed project is located in the Residential-10 dwelling units per acre (R-10) zone and would have a density of 8.14 dwelling units per acre. Proposed Lots 1 and 2 would each be approximately 5,371 square feet in size. The existing single family house and garage would be removed to accommodate the proposed lots. Access for both proposed lots would be from S 134th Street. The project is Categorically Exempt from SEPA regulations.

9/22/2011 - One year time extension until February 8, 2013.

**Category: Single Family****LUA09-147 / LOCKWOOD SHORT PLAT****Status: APPROVED**

**Applicant:** LOCKWOOD ELIZABETH  
EL HOLDINGS LLC  
PO BOX 473  
PRESTON, WA  
206-390-1980

**Tax ID**

2144800810

**Contact:** KORVE HANS  
DMP ENGINEERING  
726 AUBURN WAY N  
AUBURN, WA  
253-333-2200  
HANS@DMP-INC.US

**Owner:** LOCKWOOD ELIZABETH  
EL HOLDINGS LLC  
PO BOX 473  
PRESTON, WA  
206-390-1980

**Planner:** Gerald Wasser

**Reviewer:** Arneta Henninger

**LUA09-141 / LINDAHL ADDITION VARIANCES****Status: APPROVED**

**Submittal Date:** 10/16/2009

**Acceptance Date:** 10/29/2009

**Decision Date:** 02/02/2010

**Associated Land Use Actions** Shoreline Exemption, Shoreline Variance, Hearing Examiner Variance

**Address:**

3719 LAKE WASHINGTON BLVD N

**Description:** The applicant is requesting a shoreline exemption for the construction of an addition to an existing single-family residence located at 3719 Lake Washington Boulevard North within the Residential 8 (R-8) dwelling units per net acre zone. The site is located within 200 feet of Lake Washington therefore the development is subject to the Shoreline Master Program (SMP). Additionally the applicant is requesting two variances; the first variance is from RMC 4-2-110A to allow a 3.416-foot side yard setback instead of the 5-foot side yard setback required in the R-8 zone and the second variance is from RMC 4-3-090L.14.b to allow a 16.916 setback from the Ordinary High Water Mark (OHWM) of Lake Washington instead of the 25-foot setback required by the SMP. The site is accessed from Lake Washington Boulevard. The proposed 108 square foot addition would be located on the third story of the existing house within the existing building footprint.

12/14/09 - Hearing Examiner approved side yard variance. DOE should approve the variance for the reduction in shoreline setback.

**Category: Single Family****LUA09-141 / LINDAHL ADDITION VARIANCES****Status: APPROVED**

**Applicant:** LINDAHL KEVIN  
3719 LAKE WASHINGTON BLVD N  
RENTON, WA  
425-271-2616

**Tax ID**

3342700190

**Contact:** LINDAHL KEVIN  
3719 LAKE WASHINGTON BLVD N  
RENTON, WA  
425-271-2616

**Owner:** LINDAHL KEVIN  
3719 LAKE WASHINGTON BLVD N  
RENTON, WA  
425-271-2616

**Planner:** Vanessa Dolbee

**Reviewer:** Kayren Kittrick

**LUA09-139 / VIDMAR SETBACK VARIANCE****Status: APPROVED****Submittal Date:** 10/16/2009**Acceptance Date:** 11/09/2009**Decision Date:** 01/25/2010**Associated Land Use Actions** Administrative Variance**Address:**

504 RENTON AVE S

**Description:** The applicant is requesting approval of an Administrative Variance from the provisions of the Renton Municipal Code (RMC 4-2-110A) regulating side yard setbacks in the Residential - 8 dwelling units per acre (R-8) zone. The applicant is proposing to construct a carport within the side yard setback in association with a single-family residence on a 7,327 square foot site. The variance would be for a side yard setback varying from 8.5-feet to 11.2-feet where 20-feet is required for attached carports or garages accessed from a side yard street. Access to the proposed carport would be from Beacon Avenue South.

1/25/10 - Setback variance approved subject to the following conditions:

1. The applicant shall be required to demolish that portion of the driveway which exceeds 15% grade and restore the area with landscaping. The portion of the driveway removed from vehicular use shall be landscaped. A landscape plan which indicates the reduced driveway width shall be submitted for the review and approval of the Planning Division project manager. Landscaping must be installed prior to approval of the building permit for the carport.

2. The proposed carport shall be no closer than 8.5ft to the side property along Beacon Avenue S.

**Category: Single Family****LUA09-139 / VIDMAR SETBACK VARIANCE****Status: APPROVED**

**Applicant:** VIDMAR JOHN AND LINDA  
504 RENTON AVE S  
RENTON, WA  
425-444-6284

**Tax ID**

7221400377

**Contact:** VIDMAR JOHN  
504 RENTON AVE S  
RENTON, WA

**Owner:** VIDMAR JOHN F+LINDA J  
504 RENTON AVE S  
RENTON WA

**Planner:** Gerald Wasser

**Reviewer:** Kayren Kittrick

**LUA09-121 / HOLLIDAY-ZASTOUPIL AAP****Status: APPROVED****Submittal Date:** 09/21/2009**Acceptance Date:** 09/30/2009**Decision Date:** 11/20/2009**Associated Land Use Actions** Additional Animals Permit**Address:**

19405 104TH AVE SE

**Description:** Applicant is requesting an Additional Animals Permit to allow 1 dog, 3 birds, 2 goats, 28 chickens, and 67 rabbits on a 15,142 square foot lot within the Residential-8 zoning designation. Per City Code, the applicant shall apply for the obtainment of an Additional Animals Permit [RMC 4-9-100] to allow for the extra animals beyond those permitted by the Code. The Code permits three household pets, three small lot domestic, and two large lot domestic animals without an Additional Animals Permit if lot size requirements are met. The facilities for the animals would be located within the southern portion of the property behind the primary residence. A cleared and fenced area for the goats and chickens to roam for exercise is located between the southern property line and the facilities for the animals.

11/20/09 - Additional Animals Permit partially approved and subject to the following conditions:

1. The goats are not permitted and shall be removed from the property. The applicant has 60 days to remove the animals from the property from the date of this decision.
2. The applicant shall rebuild/repair the perimeter fence to a minimum height of 6 feet in order to adequately confine the animals to the applicant's property.
3. The applicant shall move all shelter structures a minimum of 10 feet from any property line.
4. The applicant shall reduce the total number of combined rabbits and chickens to no more than 7 total animals. The applicant has 90 days to remove the excess rabbits and chickens from the property from the date of this decision.
5. The applicant shall schedule an inspection of the property with City of Renton Code Compliance by calling the Code Compliance Hotline [425-430-7373] within 90 days to verify that all of the conditions have been met.

**Category: Single Family****LUA09-121 / HOLLIDAY-ZASTOUPIL AAP****Status: APPROVED**

See Code Compliance for any further action on this project.

**Applicant:** HOLLIDAY-ZASTOUPIL MARIA  
19405 104TH AVE SE  
RENTON, WA  
425-306-7731

**Tax ID**

6388000140

**Contact:** HOLLIDAY-ZASTOUPIL MARIA  
19405 104TH AVE SE  
RENTON, WA  
425-306-7731

**Owner:** HOLLIDAY-ZASTOUPIL MARIA  
19405 104TH AVE SE  
RENTON, WA  
425-306-7731

**Planner:** Ion Arai

**LUA09-114 / TRUVEST PRELIMINARY PLAT****Status: WITHDRAW****Submittal Date:** 08/31/2009**Associated Land Use Actions** Environmental (SEPA) Review, Preliminary Plat**Address:**

11014 SE 192ND ST

**Description:** The applicant is requesting a 9-lot plat with 2 tracts. The plat was submitted to King County as a short plat but was transferred on 8-26-09 to the City prior to the County issuing a decision. The City considers the application a full subdivision and it is vested to County standards.

A lot line adjustment was previously approved for this property by the City under file number LUA08-075

King County File No.: L07S0057

TRACTS: ONE FOR DRAINAGE AND ONE FOR WETLANDS.

No decision at the City  
No engineering plans submitted

PROJECT ASSIGNED TO JERRY WASSER AND JAN ILLIAN 11-18-2010

9/9/2011 - Gary Watts, applicant, sent an email, a copy of which has been placed in the hard copy file, stating that he will not be proceeding with this project. He further stated that this is due to an "unfavorable turn in the marketplace.". The project status has been changed to WITHDRAW in the land use screen.

**Category: Single Family****LUA09-114 / TRUVEST PRELIMINARY PLAT****Status: WITHDRAW**

**Applicant:** GARY WATTS  
PO BOX 1754  
RENTON, WA  
425-226-5825

**Tax ID**

6623400120

**Owner:** EGGEBRECHT ERVIN  
11044 SE 192ND ST  
RENTON WA

**Owner:** L07S0057

**Planner:** Gerald Wasser

**Reviewer:** Illian Jan

**LUA09-110 / SIMON SPECIAL FENCE****Status: APPROVED**

**Submittal Date:** 09/02/2009

**Acceptance Date:** 09/03/2009

**Decision Date:** 09/16/2009

**Associated Land Use Actions** Special Fence Permit

**Address:**

420 SW SUNSET BLVD

**Description:** The applicant is requesting a special fence permit in order to construct a six-foot (6') cedar fence on the applicant's 5,000 square foot lot. The proposed fence would be approximately 145 feet in length along Lind Avenue SW, SW Sunset Boulevard, and an alley. The main section of fence would be 100 feet in length along SW Sunset Boulevard. The other sections return the fence toward the residence. The property sits approximately 10 feet above street grade and the applicant proposes no setback from the property line and no landscaping. The project is located within R-8 zoning designation.

**Applicant:** SIMON MICHAEL  
420 SW SUNSET BLVD  
RENTON, WA  
206-263-6136

**Tax ID**

2143701350

**Contact:** SIMON MICHAEL  
420 SW SUNSET BLVD  
RENTON, WA  
206-263-6136

**Owner:** SIMON MICHAEL  
420 SW SUNSET BLVD  
RENTON, WA  
206-263-6136

**Planner:** Ion Arai

**Reviewer:** Kayren Kittrick

**Category: Single Family****LUA09-104 / LANGLEY MEADOWS SPEC FENCE****Status: APPROVED****Submittal Date:** 08/27/2009**Acceptance Date:** 09/03/2009**Decision Date:** 09/23/2009**Associated Land Use Actions** Special Fence Permit**Address:**

5100 NE 7TH ST

**Description:** The applicant is requesting a special fence permit in order to construct a six-foot (6') cedar fence on the three lots. The proposed fences would be broken into three sections of approximately 210 feet in length of 6-foot fencing and 16 feet of transitional fencing that would angle down from six feet to 4 feet in height. The fence would be located along Hoquiam Avenue NE on three lots totaling 22,253 square feet in area. The applicant proposes no setback from the property line and no landscaping. The project is located within R-8 zoning designation.

CONDITION OF APPROVAL: The applicant shall submit a landscape plan for the 5 ft wide strip in front of the fence for approval by the Planning Division Project Manager. The applicant must install the required landscaping within 90 days of granting the fence permit. Please contact the Planning Division Project Manager by December 22, 2009 to schedule an inspection.

**Contact:**

HICKEY STEVE  
PRINCIPLE CONSTRUCTION SERVICES  
8507 74TH DRIVE NE  
MARYSVILLE WA 98270  
425.327.8573

**Tax ID**

4187000050

**Owner:**

FRONTIER BANK

**Planner:**

Ion Arai

**Reviewer:**

Kayren Kittrick

**LUA09-090 / MEYER SHORT PLAT****Status: APPROVED****Submittal Date:** 08/06/2009**Decision Date:** 06/25/2010**Associated Land Use Actions** Administrative Short Plat, Administrative Variance**Address:**

19100 116TH AVE SE

**Description:** 3 -lot (later 2-lot) single family subdivision transferred from King County. Although the City did not receive the actual file until 6-30-2009, the applicant submitted a request to the County (that was forwarded to the City) to allow the access to be closer to SE 190th lane than allowed by County standards. The County recommended that the City deny the variance and require the access road to be located on the north side of the property. Variance request denied on September 17th, 2008 by Kayren Kittrick. The County then continued to process the application under an interlocal agreement.

The last information in the file seems to be correspondence from the applicant's engineer proposing a two-lot scenario which would not be subject to the same rules as a 3-lot. No



**Category: Single Family****LUA09-090 / MEYER SHORT PLAT****Status: APPROVED**

response from the County was included in the file.

8-10-09- King County Check 363262 for \$3,374.00 in unused fees received.

8-24-09 - Called the applicant's engineer, Concept Group, to determine if the above was his understanding and to check if he wished to continue with the project and provide a drawing showing 2 lots (LN).

9-9-09 No response from Concept Group to date. Contacted owner Jeff Meyer and left a message asking which plat concept he wished to pursue and that, if was two lots, we would need plans for this layout.

9-17-09 Still no response from owner or contact.

9-22-09 Applicant called and said that his engineer was out of business but that he was interested in pursuing a 2-lot option and asked what to do next. I was told by Jennifer Henning that she will send a letter next week updating all County projects and explaining next steps. Customer will call Jennifer if he has not heard back from us by end of day on Oct 1, 2009.

9-24-09 Mr. Meyer came in and submitted a letter indicating his intent to get his project back on track and asking about next steps.

**Applicant:** MEYER JEFF  
19100 - 116TH AVE SE  
RENTON WA 98058

**Tax ID**

6198400141

**Owner:** MEYER JEFF  
19100 - 116TH AVE SE  
RENTON WA 98058

**Planner:** Gerald Wasser

**Reviewer:** Kayren Kittrick

**LUA09-079 / LAKESIDE FAIRWOOD SHORT PLAT****Status: APPROVED**

**Submittal Date:** 07/22/2009

**Acceptance Date:** 07/28/2009

**Decision Date:** 10/05/2009

**Associated Land Use Actions** , Critical Areas Exemption, Environmental (SEPA) Review, Hearing Examiner Short Plat

**Address:**

18621 116TH AVE SE

**Description:** The applicant is requesting Environmental (SEPA) Review and the approval of a short plat for the subdivision of a 1.34-acre parcel into 8-lots for the eventual development of single-family residences with a tract for storm water detention. The applicant is also requesting a Critical Areas Exemption for a small Category 3 Wetland (610 sf on-site, 828 sf total). The site generally slopes downward toward the center with a 6-foot landscape berm in the eastern portion of the site and a man-made slope of greater than 15% in the northwest corner of the

**Category: Single Family****LUA09-079 / LAKESIDE FAIRWOOD SHORT PLAT      Status: APPROVED**

site. The proposed project is in the Residential - 8 du/ac (R-8) zone and has a proposed density of 7.92 dwelling units per net acre. Lots range in size from 4,508 to 6,701 square feet. The site would be accessed from 116th Avenue SE via a new road. An existing house and garage are proposed to be removed.

1/2012 - Request for extension received.

3/1/12 - Request for 2 year extension granted by Planning Director. New expiration - 3/1/2014

**Applicant:** BUI YVONNE  
3520 S 198TH ST  
SEATAC WA  
206.666.4123

**Tax ID**

3223059113

**Contact:** HUDSON RICH  
R & D ENTERPRISES  
21936 234TH AVE SE  
MAPLE VALLEY WA  
425.432.4806  
rd-enterprises@comcast.net

**Owner:** NGUYEN CHUC T+BUI YVONNE T  
18621 116TH AVE SE  
RENTON WA

**Planner:** Gerald Wasser

**Reviewer:** Jan Illian

**LUA09-074 / CONNER JOINT USE DOCK      Status: APPROVED**

**Submittal Date:** 07/10/2009

**Acceptance Date:** 07/20/2009

**Decision Date:** 09/18/2009

**Associated Land Use Actions** Environmental (SEPA) Review, Shoreline Management, Conditional Shoreline Mgmt

**Address:**

4113 WILLIAMS AVE N  
4119 WILLIAMS AVE N

**Description:** The applicant is requesting Environmental (SEPA) Review and approval of a Shoreline Conditional Use Permit and a Shoreline Substantial Development Permit for the construction of an 80-foot long joint use dock with either four mooring pilings or two premanufactured, freestanding boatlifts in association with two attached residential units on the shore of Lake Washington, a Shoreline of Statewide Significance.. The proposed project site encompasses two lots (5,773 and 5,042 square feet) for a total area of 10,815 square feet in the COR zone. All materials, equipment and personnel would transported to the site by construction barge. All dock sections would be prefabricated. Mooring pilings and steel batter piles are proposed to be installed by a barge-mounted vibratory pile driver. Because mooring pilings and boatlifts are not specifically identified in the Shoreline Master Program regulations, approval of a Shoreline Conditional Use Permit is required for their installation.

**Category: Single Family****LUA09-074 / CONNER JOINT USE DOCK****Status: APPROVED**

**Applicant:** UPPER GARY  
 CONNER HOMES AT BARBEE MILL LLC  
 846 108TH AVENUE NE  
 BELLEVUE WA  
 425.281.2706

**Tax ID**

0518500380

0518500370

**Contact:** DOUGLAS DAVID  
 WATERFRONT CONSTRUCTION INC  
 10315 19TH AVENUE SE  
 SUITE 106  
 EVERETT WA  
 425.357.0312  
 daved@waterfrontconstruction.com

**Owner:** BARBEE FOREST PRODUCTS INC  
 BOX 359  
 RENTON WA  
 KC Assessor Account NOT FOUND

**Planner:** Gerald Wasser

**Reviewer:** Arneta Henninger

**LUA09-064 / DAHLBY REMODEL****Status: APPROVED**

**Submittal Date:** 06/09/2009

**Decision Date:** 06/16/2009

**Associated Land Use Actions** Shoreline Exemption

**Address:** 3217 MOUNTAIN VIEW AVE N

**Description:** The applicant is requesting a Shoreline Exemption in order to renovate an existing single family residence.

**Contact:** DAHLBY THOMAS  
 3213 MOUNTAIN VIEW AVE N  
 RENTON WA 98056  
 kathydahlby@yahoo.com

**Tax ID**

3342103795

**Owner:** DAHLBY THOMAS  
 3213 MOUNTAIN VIEW AVE N  
 RENTON, WA  
 425-271-5110  
 kathydahlby@yahoo.com

**Planner:** Ion Arai

**LUA09-058 / VELDYKE SHORT PLAT II****Status: RECORDED**

**Category: Single Family****LUA09-058 / VELDYKE SHORT PLAT II****Status: RECORDED****Submittal Date:** 05/18/2009**Decision Date:** 08/06/2009**Associated Land Use Actions** Hearing Examiner Short Plat**Address:**

3819 NE 19TH ST

**Description:** The applicant is requesting Hearing Examiner Short Plat approval for a seven-lot subdivision on a 1.87-acre site. Hearing Examiner approval was originally granted on 8/18/2005 (LUA05-065); however, the approval expired on 8/18/2008. Since the original approval in 2005 all existing structures were removed/demolished and all infrastructure has been constructed. The site is located within the Residential - 8 (R-8), single-family zoning designation. Proposed lot sizes range from 5,001 sq. Ft. to 6,655 sq. ft. Access to the lots is proposed via a new public street extending south from NE 19th St., terminating in a cul-de-sac. A street modification was granted as part of the original approval for a reduction of right of way width and cul-de-sac radius. Tract B "open space" of this plat is reserved for future development upon consolidation with property to the south.

\*\*Has approved landscape plan as of 7/10/2007. A. Petzel\*\*

8/14/07 - Approved extension - expires 8/18/08

**Applicant:**

CHERYL WEBBER  
5500 RAINIER AVE S  
SEATTLE, WA  
206-650-4645

**Tax ID**

0423059231

**Contact:**

WILSON TERRY  
CRAMER NW  
945 N CENTRAL AVE #104  
KENT WA 98032  
253-852-4880  
terr@cramernw.com

**Owner:**

CHERYL WEBBER  
5500 RAINIER AVE S  
SEATTLE, WA  
206-650-4645

**Planner:**

Rocale Timmons

**Reviewer:**

Jan Illian

**LUA09-057 / TOPPANO SPECIAL FENCE PERMIT****Status: APPROVED****Submittal Date:** 05/15/2009**Acceptance Date:** 05/20/2009**Decision Date:** 06/04/2009**Associated Land Use Actions** Special Fence Permit**Address:**

1304 BEACON WAY S

**Description:** The applicant is requesting a special fence permit in order to construct a six-foot (6') wrought

**Category: Single Family****LUA09-057 / TOPPANO SPECIAL FENCE PERMIT Status: APPROVED**

iron/steel fence along the west side (front) and of the applicant's 16,696 square foot lot. The proposed northwest fence section is would be approximately one hundred feet (100') in length and be located at the front of the property. At the driveway, this front section of fence would have a 32-foot wide sliding gate on the south end of the fence. The southern half of the applicant's property is located within a moderate landslide hazard area. The project is located within R-8 zoning designation.

**Applicant:** TOPPANO ANGELO  
7429 S 128TH ST  
SEATTLE, WA  
206-772-5112

**Tax ID**

7221400390

**Contact:** NASON DAVE  
NASON & ASSOCIATES  
14405 SE 266TH ST  
KENT WA 98042  
206-963-9404

**Owner:** TOPPANO ANGELO  
7429 S 128TH ST  
SEATTLE, WA  
206-772-5112

**Planner:** Ion Arai

**LUA09-050 / BOB SINGH PRELIMINARY PLAT Status: APPROVED**

**Submittal Date:** 04/21/2009

**Acceptance Date:** 05/06/2009

**Decision Date:** 09/14/2009

**Associated Land Use Actions** Environmental (SEPA) Review, Preliminary Plat

**Address:**

19029 120TH AVE SE

**Description:** The applicant is requesting a Preliminary Plat and Environmental Review of a 2.14-acre site located at 19029 120th Avenue SE. This application is vested to King County Development Standards and is located within King County's R-6 zoning designation. The applicant proposed to subdivide the lot into 9 lots for single-family residential development and 3 Tracts for drainage and recreation. Lots 1-8 range in size from 5,696 to 5,800 square feet. Lot 9 is proposed as a future development tract and is 28,370 square feet. All buildings on site are to be removed. Access to the lots would be via SE 191st Street. Three driveways are proposed two accessing four lots and one individual driveway for Lot 9. The site was graded prior to application submittal; as such, 42 replacement trees are required at 3-inch caliper. The applicant has proposed to install a drainage vault in Tract A, in addition to street frontage improvements along 120th Avenue SE.

6/21/10 - SSB6544 grants PP 2 year extension

**Category: Single Family****LUA09-050 / BOB SINGH PRELIMINARY PLAT****Status: APPROVED**

**Applicant:** SINGH BOB  
3721 S 188TH LN  
SEATAC, WA  
206-235-0700

**Applicant:** SIMRIT DILLON (CO-APPLICANT)  
206-293-7700

**Contact:** SINGH BOB  
206-235-0700

**Owner:** SINGH BOB  
3721 S 188TH LN  
SEATAC, WA  
206-235-0700

**Planner:** Vanessa Dolbee

**Reviewer:** Jan Illian

**Tax ID**

6198400300

**LUA09-048 / LANGSTON SHORT PLAT****Status: RECORDED****Submittal Date:** 04/15/2009**Acceptance Date:** 06/19/2009**Decision Date:** 07/21/2009**Associated Land Use Actions** , Administrative Short Plat**Address:**

721 SW LANGSTON RD

**Description:** The applicant is requesting Administrative Short Plat approval a for an existing 18,426 square foot parcel into 2 lots for the future construction of single-family residences. The proposal for 2 lots would arrive at a density of 5.39 dwelling units per net acre (du/ac). The project site is located within the Residential - 8 (R-8) dwelling units per acre zoning designation. The existing single-family residence is proposed to remain on what would become new Lot 1. Proposed Lot 1 would be 9,310 square feet in area and proposed Lot 2 would be 9,345 square feet in area. Access is proposed via a private access easement extending from SW Langston RD for proposed Lot 2 and an existing residential driveway directly on SW Langston RD for proposed Lot 1.

**Applicant:** 168 CONSTRUCTION, LLC  
8504 S 113TH ST  
SEATTLE, WA  
206-349-9466

**Tax ID**

2143700375

**Contact:** TOUMA DAN  
TOUMA AENGINEERS & LAND SURVEYORS  
6632 S 191ST PLACE STE#E-102  
KENT, WA 98032  
425-251-0665

**Category: Single Family****LUA09-048 / LANGSTON SHORT PLAT****Status: RECORDED**

**Owner:** XUE Q. WU  
8504 S 113TH STREET  
SEATTLE, WA  
206-349-9466

**Planner:** Rocale Timmons

**Reviewer:** Arneta Henninger

**LUA09-039 / BRANDON LEE SHORT PLAT****Status: APPROVED**

**Submittal Date:** 03/13/2009

**Acceptance Date:** 04/01/2009

**Decision Date:** 06/02/2009

**Associated Land Use Actions** , Environmental (SEPA) Review, Hearing Examiner Short Plat

**Address:**

2709 TALBOT RD S

**Description:** The applicant is requesting Environmental (SEPA) Review and Hearing Examiner Short Plat approval for a 2-lot subdivision in the Residential - 8 dwelling units per acre (R-8) zone. The subject property is 51,253 square feet in area. Lot 1 would be 25,164 square feet and contains an existing house to remain and Lot 2 would be 26,089 square feet. The site contains a Category 2 Wetland and is considered a Hillside Subdivision due to steep slopes in excess of 20 percent. The proposed density would be 5.76 dwelling units per acre. Access to both lots would from Talbot Road South.

8/13/09 - Planning Director approves standard one-year extension. New expiration date is 6-2-2012.

**Applicant:** LEE BRANDON  
618 PASCO PL NE  
RENTON WA  
206 778 0763

**Tax ID**

3023059036

**Contact:** BURES BRETT  
1701 MILL DR SE  
LACEY WA  
360-556-4127  
bbures@comcast.net

**Owner:** LEE BRANDON V  
2709 TALBOT RD S  
RENTON WA

**Planner:** Gerald Wasser

**Reviewer:** Arneta Henninger

**LUA09-038 / Beach Front Yard Setback Varia****Status: APPROVED**

**Category: Single Family****LUA09-038 / Beach Front Yard Setback Varia Status: APPROVED****Submittal Date:** 03/12/2009**Acceptance Date:** 03/17/2009**Decision Date:** 04/30/2009**Associated Land Use Actions** Administrative Variance,**Address:**1329 MONROE AVE NE  
1333 MONROE AVE NE

**Description:** The applicant is requesting two Administrative Setback Variances to reduce the front yard setback at 1329 and 1331 Monroe Avenue NE. The front yard setback on each lot would be reduced from 20 feet in front of a garage to 12 feet. The front yard setback for the primary structure of 10 feet would be met. Primary access for the single-family residences would be provided via private driveways off of an alley. The two lots are 3369 and 3020 square feet in size. The project site is located within the Aquifer Protection Zone 2 and there are regulated slopes on 1329 Monroe Avenue NE.

3/25/11 Received request for extension from Jim Hanson on behalf of the applicant Ron Beach.

3/28/11 Extension granted. New expiration date 4/30/12.

**Applicant:**BEACH RON  
1333 MONROE AVE NE  
RENTON, WA  
425-255-2344**Tax ID**0423059398  
0423059397**Contact:**HANSON JIM  
HANSON CONSULTING  
17446 MALLARD COVE LN  
MT VERNON, WA  
360-422-5056  
jchanson@verizon.net**Owner:**BEACH RONALD  
1333 MONROE AV NE  
RENTON WA  
KC Assessor Account NOT FOUND**Planner:**

Ion Arai

**Reviewer:**

Kayren Kittrick

**LUA09-035 / FRONTIER BANK SHORT PLAT Status: RECORDED****Submittal Date:** 03/04/2009**Acceptance Date:** 03/27/2009**Decision Date:** 05/19/2009**Associated Land Use Actions** , Hearing Examiner Short Plat**Address:**

5224 NE 5TH PL

**Description:** The applicant is requesting approval of a 5-lot Hearing Examiner Short Plat on a 39,289 square foot site in the Residential - 8 dwelling units per acre (R-8) zone for the eventual



**Category: Single Family****LUA09-035 / FRONTIER BANK SHORT PLAT****Status: RECORDED**

development of single family residences. The project site is located at 5224 NE 5th Place. The proposed lots range in size from 5,002 to 7990 square feet. Proposed density is 7.5 dwelling units per net acre. The site is generally flat. Access to the proposed site would be from NE 5th Place, NE 6th Street and Jericho Avenue NE.

7/2/10 - Request for extension received.

7/7/10 - Planning Director approved 2 year extension under ORD 5452. New expiration date: 5/13/13.

**Applicant:** MORGAN BILL  
FRONTIER BANK  
5602 15TH AVE NW  
SEATTLE  
ATTN BILL MORGAN  
206 297 4465

**Tax ID**

1023059308

**Contact:** OFFE DARRELL  
OFFE ENGINEERS  
13932 SE 159TH PL  
RENTON  
425 260 3412  
DARRELL.OFFE@COMCAST.NET

**Owner:** FRONTIER BANK  
5602 15TH AVENW  
SEATTLE  
ATTN BILL MORGAN  
206 297 4465

**Planner:** Gerald Wasser

**Reviewer:** Arneta Henninger

**LUA09-032 / LENORA SHORT PLAT****Status: APPROVED**

**Submittal Date:** 02/26/2009

**Acceptance Date:** 03/26/2009

**Decision Date:** 05/18/2009

**Associated Land Use Actions** Hearing Examiner Short Plat, Administrative Variance

**Address:**

17662 116TH AVE SE

**Description:** The applicant submitted an application with the King County Department of Development and Environmental Services for Short Plat approval for the subdivision of an 0.97 acre parcel into 6 - lots for the eventual development of single family residences. The project site is located within the City's Residential - 4 (R-4) dwelling units per acre zoning designation; however, the project is vested to King County's R-6 zoning designation's development regulations. The proposed density would be approximately 6 dwelling units per gross acre. The proposed lots would range in size from approximately 4,900 square feet in area to 7,000 square feet. Access to the lots would be provided via a 20 foot wide access easement and joint use driveway extended from 116th Ave SE; for which a variance was granted in order to have the width reduced to 20 feet on May 21, 2008. The subject property was annexed to the City of

**Category: Single Family****LUA09-032 / LENORA SHORT PLAT****Status: APPROVED**

Renton on March 1, 2008.

FILE TRANSFERRED ON 2/26/2009 FROM KING COUNTY WITH A RECOMMENDATION OF APPROVAL. A ROAD VARIANCE WAS REQUESTED TO ALLOW A 20-FOOT WIDE ACCESS ROADWAY TRACT AND THIS WAS ALSO SUPPORTED BY KING COUNTY. THE CITY'S DEVELOPMENT SERVICES DIVISION GRANTED THE VARIANCE ON MAY 21, 2008. .

**Applicant:** LENORA APARTMENTS, LLC  
11121 NE 53RD ST  
KIRKLAND, WA

**Tax ID**

6196600100

**Contact:** MAX LISSAK  
LENORA APARTMENTS, LLC

**Owner:** LENORA APARTMENTS, LLC  
11121 NE 53RD ST  
KIRKLAND, WA

**Planner:** Rocale Timmons

**Reviewer:** Jan Illian

**LUA09-025 / WEHRMAN PRELIMINARY PLAT****Status: APPROVED**

**Submittal Date:** 02/17/2009

**Decision Date:** 08/10/2006

**Associated Land Use Actions** Environmental (SEPA) Review, Modification, Preliminary Plat, Administrative Variance

**Address:** SOUTH OF SE 188TH ST AND WEST OF 124TH A

**Description:** 30-LOT ON 7.25 ACRES WITH WETLANDS ON-SITE AND STREAM JUST OFF-SITE. FILE TRANSFERRED FROM KING COUNTY WITH PRELIMINARY PLAT APPROVAL. LOTS RANGE IN SIZE FROM 3,960 TO 7,892 SQUARE FEET IN AREA. BUFFERS FOR WETLANDS AND STREAM ARE BOTH 100 FEET. COUNTY REGULATIONS REQUIRE AN ADDITIONAL 15-FOOT SETBACK FROM THE BUFFER.

2/17/09 UPDATE: THIS PLAT HAS NOT YET BEEN RECORDED. GARY BLANCHARD WITH KING COUNTY PARKS WOULD LIKE TO BUY A TRAIL EASEMENT OR THE ENTIRE CRITICAL AREAS TRACT TO INSTALL A SOFT SURFACE TRAIL. 206-205-8644 ASKED HIM TO LET US KNOW IF HE BOUGHT AN EASEMENT SO WE COULD HAVE IT DEPICTED ON THE FINAL PLAT MAP.

05/04/09 UPDATE: AN EXTENTION WAS GIVEN VIA ORD.5452 - NEW EXPIRATION DATE AUG 10, 2014

6/14/2012 MODIFICATION REQUESTED TO REVISE THE INTERNAL ROAD AND LOT LAYOUT.

**Category: Single Family****LUA09-025 / WEHRMAN PRELIMINARY PLAT****Status: APPROVED**

**Applicant:** MARVIN WEHRMAN  
5115 33RD AVE W  
EVERETT, WA  
425-347-1472

**Tax ID**

3323059010  
6199000101

**Contact:** TEC INC  
PO BOX 1787  
ISSAQUAH, WA  
425-391-1415  
BTAYLOR@TECCIVIL.COM

**Owner:** WEHRMAN MARVIN  
5115 33RD AVE W  
EVERETT WA  
4253471472

**Planner:** Rocale Timmons

**Reviewer:** Illian Jan

**LUA09-006 / PROVOST PIER & BOATLIFT****Status: APPROVED**

**Submittal Date:** 02/03/2009

**Acceptance Date:** 02/12/2009

**Decision Date:** 04/30/2009

**Associated Land Use Actions** , Environmental (SEPA) Review, Shoreline Management, Conditional Shoreline Mgmt

**Address:**

3707 LAKE WASHINGTON BLVD N

**Description:** Applicant is requesting Environmental Review, a Shoreline Conditional Use Permit, and a Shoreline Substantial Development Permit for the construction of a new 65-ft. long dock and installation of a pre-manufactured, freestanding, portable, marine grade aluminum boatlift in association with an existing single family residence on the shore of Lake Washington. The site is a 4,549 sf lot in the R-8 zone. Pier construction will be accomplished by driving eight 4-inch diameter galvanized steel piles via barge mounted drop hammer pile driving system. Boatlift assembly will be done with common hand tools.

**Applicant:** PROVOST CYNTHIA M & ALAN E  
P.O. BOX 1492  
RENTON WA  
425.430.5668

**Tax ID**

3342700260

**Contact:** ASHLEY GREGORY  
ASHLEY SHORELINE DESIGN & PLANNING  
16412 NE 10TH PL  
BELLEVUE WA  
425.957.9381  
greg@shoreline-permitting.com

**Owner:** PROVOST ALAN E+CYNTHIA M  
PO BOX 1492  
RENTON WA

**Category: Single Family****LUA09-006 / PROVOST PIER & BOATLIFT****Status: APPROVED****Planner:** Gerald Wasser**Reviewer:** Arneta Henninger**LUA09-005 / NIX LOT LINE ADJUSTMENT****Status: RECORDED****Submittal Date:** 02/03/2009**Acceptance Date:** 02/11/2009**Decision Date:** 04/30/2009**Associated Land Use Actions** , Lot Line Adjustment, Administrative Variance**Address:**

533 UNION AVE NE

529 UNION AVE NE

**Description:** The applicants are requesting a Lot Line Adjustment to adjust the lot lines for two lots on a .66-acre site. The Lot Line Adjustment would reconfigure Lot A (7,861 square feet) and Lot B (20,955 square feet) to 12,533 square feet for Lot A and 14,902 square feet for Lot B, which would give each parcel enough space for residential development. The subject properties are zoned Residential-10 (R-10) and are located off of Union Avenue NE with access provided by a private street. The applicants are requesting a front yard setback variance to allow the garage to encroach into the front yard setback by 7 feet. There are no critical areas onsite or street improvements proposed.

05/12/09 - Setup Refund of Variance - gave materials to Judith.

**Applicant:**

NIX ROBERT  
533 UNION AVE NE  
RENTON, WA  
206-459-3095

**Tax ID**

0923059048

0923059226

0923059251

**Contact:**

NIX ROBERT  
533 UNION AVE NE  
RENTON, WA  
206-459-3095  
RNIX@GOLDSMITHENGINEERING.COM

**Owner:**

NIX ROBERT W  
533 UNION AVE NE  
RENTON WA

**Owner:**

WROTEN ANTHONY L+MARCUS E  
529 UNION AVE NE  
RENTON WA

**Planner:**

Ion Arai

**Reviewer:**

Arneta Henninger

**LUA09-003 / LAKESIDE REI SHORT PLAT****Status: CANCELED**

**Category: Single Family****LUA09-003 / LAKESIDE REI SHORT PLAT****Status: CANCELED****Submittal Date:** 01/27/2009**Acceptance Date:** 03/19/2009**Associated Land Use Actions** Environmental (SEPA) Review, Hearing Examiner Short Plat**Address:**

18621 116TH AVE SE

**Description:** The applicant is requesting Environmental (SEPA) Review and Hearing Examiner approval of a Short Plat for the subdivision of a 1.36-acre site into 7-lots for the eventual development of single-family residences with tracts for access, a Category 4 wetland, and recreation/drainage. The site generally slopes to the north. The project is vested to King County regulations and is being processed in the City of Renton. King County applicable zoning is R-8. The proposed density is 5.15 dwelling units per gross acre. Lots would range in size from 4,002 to 4,683 square feet. The site would be accessed from 116th Avenue SE via the access tract ending in a temporary cul-de-sac easement. King County has previously approved a Road Standards Variance (Road Variance L07V0075) for this project.

3/1/12: Planning Director sent cancellation letter due to applicant has an approved LUA under City of Renton regulations (LUA09-079).

**Applicant:** LAKESIDE REAL ESTATE INVESTMENTS, LLC  
PO BOX 69563  
SEATAC, WA  
206-666-4123

**Tax ID**

3223059113

**Contact:** LAKESIDE REAL ESTATE INVESTMENTS, LLC  
PO BOX 69563  
SEATAC WA 98168

**Owner:** LAKESIDE REAL ESTATE INVESTMENTS, LLC  
PO BOX 69563  
SEATAC, WA  
206-666-4123

**Planner:** Gerald Wasser

**Reviewer:** Jan Illian

**LUA09-002 / SILVER KING SHORT PLAT****Status: APPROVED****Submittal Date:** 01/22/2009**Acceptance Date:** 02/02/2009**Decision Date:** 06/05/2009

**Associated Land Use Actions** , Critical Areas Exemption, Environmental (SEPA) Review,  
Administrative Short Plat

**Address:**

1215 NILE AVE NE

**Description:** The applicant is requesting Administrative Short Plat approval and Environmental Review for an existing 35,401 square foot parcel into 3 lots for the future construction of single-family residences. The proposal for three lots would arrive at a density of 3.98 dwelling units per net acre (du/ac). There is an existing house which is proposed for removal. The project site is located within the Residential - 4 (R-4) dwelling units per acre zoning designation. The

**Category: Single Family****LUA09-002 / SILVER KING SHORT PLAT****Status: APPROVED**

proposed lots would range in net size from 5,000 square feet in area to 8,698 square feet. Access would be provided via a new 20-foot wide private alley extending from 148th Ave SE. A 2,298 square foot Category 3 wetland is present in the west portion of the site and is associated with a Class 5 stream. The applicant is requesting a Critical Area Exemption to locate a sanitary sewer pipe, for the benefit of the future homes, within the wetland buffer.

5/21/09 - Applicant notified City staff they are no longer proposing a critical areas exemption because they will not need to extend the sanitary sewer from west to east through the wetland buffers/seasonal stream, due to the City requiring the applicant to extend the sanitary sewer south to north along the site's Nile Avenue frontage.

3/24/11 & 4/12/11 - Received request for extension from applicant: Jonah-Kai Hancock.

4/13/2011 - Granted one (1) year extension. New expiration date: 6/5/2012.

**Applicant:** JONAH-KAI HANCOCK  
11025 148TH AVE SE  
RENOTN, WA  
206-234-9673

**Tax ID**

0323059020

**Contact:** JONAH-KAI HANCOCK  
206-234-9673

**Owner:** JONAH-KAI HANCOCK  
11025 148TH AVE SE  
RENOTN, WA  
206-234-9673

**Planner:** Rocale Timmons

**Reviewer:** Dotson Mike Then Arneta Henninger As Of 6/6/11

**LUA09-001 / GARCHA SHORT PLAT****Status: EXPIRED**

**Submittal Date:** 01/06/2009

**Acceptance Date:** 03/31/2009

**Decision Date:** 07/09/2009

**Associated Land Use Actions** Hearing Examiner Short Plat

**Address:**

18845 102ND AVE SE

**Description:** The applicant is requesting approval of an Administrative Short Plat for the subdivision of a 0.40 acre site into two lots for the eventual development of detached single family residences. The proposed project is vested to King County regulations and is being processed in the City of Renton. The proposed project is in the King County R-6 zone and has a density of 5 dwelling units per gross acre. Lot 1 would be 8,555 square feet and Lot 2 would be 8,705 square feet in size. The existing single family residence and garage would remain. Access to both lots would be from 102nd Avenue SE. The project is Categorically exempt from SEPA regulations.

Project was initially assigned to Rick Moreno and then passed on to Jan Illian upon his reassignment.

**Category: Single Family****LUA09-001 / GARCHA SHORT PLAT****Status: EXPIRED**

**Owner:** GARCHA JAVINDER KAUR  
14446 59TH STREET S  
TUKWILA, WA  
206-244-6021

**Tax ID**

3223059285

**Planner:** Gerald Wasser

**Reviewer:** Illian Jan

**Reviewer:** Moreno Rick/Jan Illian